

WELLS FARGO BANK NATIONAL  
ASSOCIATION,

VS.

Defendant(s).

ORDER

Pending before the Court are several related notices. First, Defendant Ferdinand Vasquez has filed a notice that he intends to proceed *pro se*. Docket No. 57. The docket has been updated accordingly. The Court advises Mr. Vasquez that he is expected to comply with all Court orders and applicable rules, notwithstanding that he is proceeding *pro se*. See, e.g., *King v. Atiyeh*, 814 F.2d 565, 567 (9th Cir. 1987). Failure to do so may result in the imposition of sanctions.

1 Second, Mr. Vasquez has filed a notice that his wife has transferred her interest in the subject  
2 property to him. Docket No. 57. It appears that Mr. Vasquez is therefore trying to substitute as a party  
3 in place of his wife. *See* Fed. R. Civ. P. 25(c). To the extent that is the case, Mr. Vasquez must file a  
4 proper motion to substitute by December 13, 2017. The Court will evaluate whether such substitution  
5 is proper once that motion has been filed and briefing has been completed.

6 Third, Ricardo Fojas has indicated that he intends to move to be substituted in place of  
7 Defendant Woodward Family Trust. Docket No. 56. Such motion must be filed by December 13, 2017.  
8 The Court will evaluate whether such substitution is proper once that motion has been filed and briefing  
9 has been completed.

10 IT IS SO ORDERED.

11 DATED: November 29, 2017

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14 NANCY J. KOPPE  
15 United States Magistrate Judge  
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